

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 11, 2018

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Kevin Connolly, Commissioner
Tim Renaud, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Natalie Nye

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Karen Plummer, present; Patrick Lytle, absent; Kevin Connolly, absent; Crystal DiDomenico, absent; Tim Renaud, present; Vice-Chairperson Joe Coath, absent; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 17-27: 1415 S. Barrington Road (Volvo) – Public Hearing

Owner: Land Trust (Schurecht Family)

Petitioner: 1415 Barrington Road LLC (McGrath)

Architect: Custom Facilities
Indianapolis, Indiana

The Petitioner is seeking approval of a Certificate of Approval for the construction of a new car dealership building and related site improvements (landscaping, lighting, signage, drainage, etc.) in the B-1 General Business District. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Vice-Chairperson Coath said the samples look nice. He said the impact of the building is determined by the lumen level at night.

Mr. McGrath said it will not be overwhelming.

Ms. Tennant said our ordinance deals with the site lighting, which is compliant.

Commissioner Renaud said he does not think there is much of a glare issue.

Chairperson O'Donnell said the landscaping is a nice buffer between Volvo and The Reserves. He asked that the finish for the entry door be a final detail. The building will be a great improvement.

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to approve a Certificate of Approval for the construction of a new car dealership building and related site improvements (landscaping, lighting, signage, drainage, etc.) in the B-1 General Business District with the conditions discussed.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Commissioner Connolly, yes; Commissioner DiDomenico, absent; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

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Historic District Materials Discussion

Chairperson O'Donnell said the Trustees wanted to discuss some of the elements in the Historic District.

Ms. Tennant said the new Trustees on the Village Board requested overview of the Historic District. More specially, the Village Board expressed concern to Staff about the restrictions on individual residents and the requirement to keep original materials. The consensus of the Committee of the Whole was for the ARC to discuss the requirement to keep original materials. The Village is considering being able to replace with like material. They are asking for feedback from the ARC. The Trustees would like to add aluminum fencing that mimics wrought iron.

Commissioner Lytle said that the ARC should have some control over what type of aluminum fencing is permitted as not many options mimic wrought iron.

Vice-Chairperson Coath asked if there would be a way to control the quality of the aluminum fencing.

Ms. Tennant summarized their recommendation on fencing would be to handle fencing the same way they handle windows, to review each proposal and create an approved list.

Commissioner Renaud said he has seen the fencing. He does not think it is solid. It is not glossy, but has a matte finish that mimics the iron.

Commissioner Connolly asked if colors could be restricted.

Ms. Tennant said she thinks they could specify certain colors since any color other than black would not be an accurate representation of wrought iron fencing.

Ms. Tennant said that for foundations and gutters there was no change. There are very few original roofs. Porches, siding, trim, and windows will still need to be wood if the original material were to be removed. There was discussion about using cementitious products at the Board level.

Vice-Chairperson Coath said it would be changing the Commission's mission to more of an appearance review. He would hate to see the Village taking the easier road.

Commissioner Lytle said he would be disheartened to travel to a town out east and see the buildings preserved in plastic.

Mr. Summers clarified that the Board approves of wood, essentially matching the original material with new wood material. Plastic is a completely different thing not contemplated by the Board.

Chairperson O'Donnell said a homeowner may not have to replace all original materials. It may just be a portion and that could save them money. If it is beyond repair under the current regulations, then it will need to be replaced with similar material.

Vice-Chairperson Coath said when there is a question of something being beyond serviceability, he feels the Commission has been reasonable.

Ms. Tennant said that families with children have reported that they are worried about lead paint.

Ms. Tennant asked each Commissioner to summarize their position on the topics discussed.

Commissioner Connolly said he believes they should not change the current requirements. Homeowners should work within the boundaries of the guidelines.

Ms. Tennant said that Barrington's requirements are stricter than the State's. The State preserves the front façade. They allow window replacements with historic dimensions on secondary facades.

Commissioner Lytle said you can tell the difference if it is aluminum clad.

Commissioner Plummer is for preservation. Original materials cannot be mimicked. We need to maintain the standards that have been established.

Commissioner Lytle said preserved materials are tried and true. They still look good after 100 years. Some of the new materials not been around long enough to see if they will last.

Chairperson O'Donnell said they have to preserve. If the materials cannot be saved, he is willing to inspect to see if it truly needs replacing. If a column needs replacing, a composite column looks the same. There are some good new technologies.

Vice-Chairperson Coath said the Commission should be more about preservation than appearance. The original materials are irreplaceable. He thinks they are doing a great job. He encourages the original mission of the ARC.

Commissioner Renaud also agrees with preservation. If there is a hardship, it needs to be looked at. Holding to the standards seems to be helping properties to hold their values.

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Approval of Minutes

October 12, 2017

Commissioner Lytle made a motion to approve the October 12, 2017 meeting minutes, as amended. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

November 9, 2017

Vice-Chairperson Coath made a motion to approve the November 9, 2017 meeting minutes. Commissioner Connolly seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

December 14, 2017

The December 14, 2017 minutes could not be approved because the appropriate commissioners were not in attendance.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 8:00 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant

Approved: January 25, 2018